

ITEM#: ORD 08-54
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-29-2008 – Condie Subdivision – Amended and Extended

SYNOPSIS:

Applicant: Jeff Condie
Proposal: Final Plat Approval
Location: 4175 South 4800 West
Zoning: RM

BACKGROUND:

Jeff Condie is requesting final plat approval for the Condie Subdivision Amended and Extended. The subject property is bordered on the north by the Granger Gardens Subdivision and the east by the Moose Landing PUD. Property to the south is zoned residential and will be subdivided in the future as part of the Condie Park Estates Subdivision.

The original plat consisted of 6 lots on approximately 2.3 acres. The original plat also contained a portion of 4175 South as a dedicated street. The purpose for this plat is to extend the subdivision eastward, dedicate the remaining right-of-way for 4175 South and consolidate all lots to create one large lot. In addition, the plat will dedicate an additional 7 feet along 4800 West to complete the full right-of-way requirements along this road.

In April 2008, the Planning Commission reviewed a conditional use permit and development plan for the remaining undeveloped property. At the present time, the project site consists of 22 dwelling units. The recently approved conditional use will allow the developer to build an additional 12 units.

As part of the conditional use approval, the Planning Commission recommended that all existing lots be consolidated to create one large lot. In addition, access to any new units would need to be gained from a dedicated street. As a result, Mr. Condie has submitted a plat that accomplishes all of these requirements.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager